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5 May 2009

Santa Barbara City Council
630 Garden Street
Santa Barbara, CA 93101

Re: 210 Meigs Road Application Number MST2006-00476

Honorable Council Members:

We are writing as the adjacent property owners directly to the above proposed rezoning and parking lot construction.

Our family has lived at 225 Lighthouse Road for many decades, even prior to the construction of Washington School and Shoreline Villas. The Mesa is our home and we care deeply about preserving and enhancing its character and quality for our children.

We fully understand that structures are not planned as of yet, and this project represents a land swap and parking lot construction in order to gain the support of Washington School. As neighbors, we have not been involved nor approached by either parties. We initiated contact and met with the Tynan Group who were most cooperative and helpful in two meetings several weeks ago.

Below are the specific concerns about the project that we have discussed with the Tynan Group. **We wish to convey these directly to you in advance of your site visit on 5.11.09 for discussion and action. We respectfully request that you direct City Planners to address/include these concerns prior to any consent agenda approval of this project.** We understand this project is scheduled consent agenda approval for the May 12, 2009 City Council Meeting:

1. **Our ocean view of the Santa Barbara Channel and Santa Cruz Island which we have long enjoyed on this property be preserved and considered;** if this process moves forward into structure design. Our home was designed around this view and we enjoyed the same view from our home prior to Shoreline Villas construction. (Below are photos which are taken from our master bedroom balcony and backyard.) *We have communicated this to the Single Family Design Board on 12.10.07* and want to re-iterate this as priority. (letter attached that was read into record during the meeting by the chair) We would hope that if and when structures are designed, the applicant and city will initiate and work directly with us early in the process. We are confident that quality homes can be designed for mutually acceptable views and privacy.
2. **Remove or relocate the street light that is directly behind our hot-tub in our backyard.** Any light pollution is of serious concern for us as our second floor master bedroom has an 8' sliding glass door. Excess street light will impact us

sleeping at night. We communicated this to Ms. Allison DeBusk when we reviewed the plans several weeks ago. We request that this light pole be flagged now by public works early in the process. As we recall, it is light pole 23 on the city drawing on the North side of the proposed driveway access. We feel there is plenty of lighting along our side of Meigs Road.

3. **Reduce the Speed Limit before the Meigs road turn to 30 MPH.** The access off of Meigs Road is a very real concern for general safety. As residents, we have a hard enough time turning left onto Meigs from our driveway several hundred feet to the north of the proposed access. The large bend on Meigs across from Mesa Park is exactly where motorists speed up. We know this has been studied, however as residents, we drive it daily and have had numerous close calls. There was a rollover accident here this past summer as well. Additionally, there is a crosswalk at Elise Way which requires the crossing guard to put traffic cones out in order to get motorists to slow down. We encourage your traffic department to talk with the neighbors. The Mesa has much foot traffic by Mesa Park and auto congestion at Lazy Acres Market. We will benefit from a reduced speed limit and make this project safe. Without a speed limit reduction, we believe the project's access of Meigs is a big safety liability for the City.
4. **Remove the utility poles on the Washington School property, adjacent to the Shoreline Villas wall.** There are two such poles carrying phones lines and power to a small City Bathroom in Mesa Park. The Shoreline Villas Homeowners Association had requested this in a letter to the City in back in 2002. (attached) The City's response at on 09 December 2009 was: "As with any other City project, if there is an opportunity to underground these service lines, the City will consider doing so with that project". We believe that this project represents that opportunity and will serve as a good faith mitigation effort for the proposed re-zoning.
5. **Provide landscaping/ deterrent for grafitti on the proposed 8' wall at Washington School.** Vandalism and late night skateboarding at the School is a regular activity. We have had to chase away skaters and call the police on numerous occasions during late night and non-school hours. An 8' barrier wall will likely encourage more of this.

Thank you in advance for your time and consideration of our input. We would be happy to meet and talk with any of you during your site visit on 11 May 2009. Our cell phone numbers are below. As property owners and City residents, we respect individual rights to develop their land. We also are hopeful that City planners and applicants will work with us to improve the Mesa and not negatively impact the neighborhood or Coastal Zone.

Sincerely,

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